



Will Peterson - 4P1QE <william.peterson@gsa.gov>

RE: Elevator Modernization, Terry Sanford Federal Building, Raleigh, NC

1 message

(b) (6)

Tue, Nov 2, 2021 at 3:36 PM

To: Will Peterson - 4P1QC <william.peterson@gsa.gov>

Cc: Zaira Jimenez - WPIFE <zaira.jimenez@gsa.gov>, Calvin S Joseph - 4PMO <calvin.joseph@gsa.gov>

Thanks Will. Please let me know if you have any questions/concerns as you review our proposal.

(b) (6)

Modernization Specialist, Greensboro/Raleigh

(b) (6)TK Elevator Corporation | 5995 Chapel Hill Road, Suite 101 | Raleigh, NC 27607 | [USA](#) | www.tkelevator.com/us[Facebook](#) | [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#)

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From: Will Peterson - 4P1QC <william.peterson@gsa.gov>**Sent:** Tuesday, November 2, 2021 12:02 PM**To:** **(b) (6)****Cc:** Zaira Jimenez - WPIFE <zaira.jimenez@gsa.gov>; Calvin S Joseph - 4PMO <calvin.joseph@gsa.gov>**Subject:** Re: Elevator Modernization, Terry Sanford Federal Building, Raleigh, NC

This message was sent from outside the company. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Good Afternoon Alex:

I acknowledge receipt of your email.

Very Respectfully,

Will

William T. Peterson, Jr., Contracting Officer

GSA | Public Buildings Service | Southeast Sunbelt Region 4
Acquisition Management Division | Capital & A/E Branch | 4P1QE

Charlotte, NC | (b) (6) Email: william.peterson@gsa.gov

AMD 4Cs: Consistency, Communication, Collaboration, Coordination

On Tue, Nov 2, 2021 at 8:55 AM (b) (6) > wrote:

Good morning Will,

Thank you for the opportunity to provide a bid for this project! Our team has worked very hard to put together a comprehensive and competitive bid – I hope this is evident when compared to other bids.

Because of the several alternates that are included in our bid, I wanted to take some time to line everything out in this email in order to prevent confusion.

- **Base Bid – Main Elevator Scope of Work – \$1,099,995.00**
 - This is purely the elevator related scope of work. This does not include any building related work items or any of the alternates that are listed separately.
- **Alternate No. 1 – General Building Related Work - \$480,403.00**
 - This is the typical building related work (i.e. electrical, mechanical (HVAC), fire life safety, etc.). The cost associated with replacing the emergency power generator, ATS, etc. is not included in this price as it is our understanding that these costs should be listed as their own line item.
- **Alternate No. 1.A – Sprinkler Piping/Heads - \$10,385.00**
 - This alternate has been listed as our building related work vendor identified that the sprinkler piping and sprinkler heads in the passenger elevator machine room is not typical. This alternate does not need to be selected unless the GSA inspector determines that the sprinkler piping/heads in the passenger elevator machine room need to be replaced. This did not apply to the service elevator machine room.
- **Alternate No. 1.B - CAT6 Cable to Machine Rooms - \$6,655.00**
 - This alternate has been listed as our bid includes equipment to comply with the 1-way video and 2-way text messaging capabilities that are required by ASME A17.1-2019 code. This equipment requires an

internet connection. This internet connection can be provided via CAT6 cable from a building data room or from our eMax device that is integral with our controllers.

- **Alternate No. 2 – Bypass Isolation Switch (800amp) and ATS (225amp) - \$375,850.00**

- This alternate goes hand in hand with our Alternate No. 3 – a new emergency power generator. For all elevators and elevator equipment to be on emergency power, this alternate and Alternate No. 3 must be selected.

- **Alternate No. 3 – Emergency Power Generator - \$1,244,850.00**

- This alternate goes hand in hand with our Alternate No. 2. For all elevators and elevator equipment to be on emergency power, this alternate and Alternate No. 2 must be selected.

- **Alternate No. 4 – Cab Interior Allowance - \$100,000.00**

- Since a specific cab interior scope of work was not provided, we were unable to quote new cab interiors. Because of this, we recommend carrying a cab interior allowance until a cab interior design has been determined.

- **Alternate No. 5 – Car Sills - \$7,790.00**

- During our site survey, it was noted that several car sills are exhibiting wear. Based on current condition, the GSA inspector may require that these car sills be replaced prior to final turnover. This alternate is to install new aluminum car sills on all elevators.

I know this is a lot of information to absorb so please let me know if you would find it beneficial to hold a conference call or meeting in order to go through our bid.

Thank you again for the opportunity to provide a bid. I hope that we are able to partner together to make this a successful elevator modernization project for you and your team!

(b) (6)

Modernization Specialist, Greensboro/Raleigh

(b) (6)

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From: Will Peterson - 4P1QC <william.peterson@gsa.gov>
Sent: Monday, November 1, 2021 4:18 PM
To: (b) (6)
Cc: Zaira Jimenez - WPIFE <zaira.jimenez@gsa.gov>; Calvin S Joseph - 4PMO <calvin.joseph@gsa.gov>
Subject: Re: Elevator Modernization, Terry Sanford Federal Building, Raleigh, NC

This message was sent from outside the company. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Good Afternoon Alex:

Please see the response below to an RFI submitted by a contractor:

In lieu of a lack of an Addendum stating so – we respectfully request confirmation that the intent of the GSA is to have all bidders bid furnishing and installing a new generator as Alternate # 1, pricing not to be included in the base bid.

Response: Yes, that is GSA's intent.

If there are any questions let me know.

Very Respectfully,

Will

William T. Peterson, Jr., Contracting Officer
GSA | Public Buildings Service | Southeast Sunbelt Region 4
Acquisition Management Division | Capital & A/E Branch | 4P1QE
Charlotte, NC | (b) (6) Email: william.peterson@gsa.gov

AMD 4Cs: Consistency, Communication, Collaboration, Coordination

On Thu, Oct 28, 2021 at 9:50 AM Will Peterson - 4P1QC <william.peterson@gsa.gov> wrote:

Good Morning Alex:

Attached is a Power Point presentation in reference to the Vendor Fitness Determination requirements process. If you have any questions let me know.

Very Respectfully,

Will

William T. Peterson, Jr., Contracting Officer

GSA | Public Buildings Service | Southeast Sunbelt Region 4
Acquisition Management Division | Capital & A/E Branch | 4P1QE

Charlotte, NC (b) (6) Email: william.peterson@gsa.gov

AMD 4Cs: Consistency, Communication, Collaboration, Coordination

On Thu, Oct 28, 2021 at 8:12 AM (b) (6) > wrote:

Ok, thank you Sir!

(b) (6)

Modernization Specialist, Greensboro/Raleigh

(b) (6)

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From: Will Peterson - 4P1QC <william.peterson@gsa.gov>

Sent: Wednesday, October 27, 2021 5:24 PM

To: (b) (6)

Cc: Zaira Jimenez - WPIFE <zaira.jimenez@gsa.gov>; Calvin S Joseph - 4PMO <calvin.joseph@gsa.gov>

Subject: Re: Elevator Modernization, Terry Sanford Federal Building, Raleigh, NC

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Good Afternoon Alex:

I cannot answer that question. GSA Region 4's Security Office would have to answer that question. I will contact them with your question.

Very Respectfully,

Will

William T. Peterson, Jr., Contracting Officer

GSA | Public Buildings Service | Southeast Sunbelt Region 4

Acquisition Management Division | Capital & A/E Branch | 4P1QE

Charlotte, NC | (b) (6) Email: william.peterson@gsa.gov

AMD 4Cs: Consistency, Communication, Collaboration, Coordination

On Wed, Oct 27, 2021 at 4:22 PM (b) (6) wrote:

Will,

I hope you are doing well!

I was going through the attached Vendor Fitness Determination Training Manual and was wondering if you might be able to provide some information on what will be required with this specific project. I am trying to determine how much time will be spent on obtaining credentials/badging, security clearances, required trainings, etc.

(b) (6)

Modernization Specialist, Greensboro/Raleigh

(b) (6)

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From: Will Peterson - 4P1QC <william.peterson@gsa.gov>

Sent: Thursday, October 21, 2021 5:15 PM

To: (b) (6)

Cc: Zaira Jimenez - WPIFE <zaira.jimenez@gsa.gov>; Calvin S Joseph - 4PMO <calvin.joseph@gsa.gov>

Subject: Re: Elevator Modernization, Terry Sanford Federal Building, Raleigh, NC

You don't often get email from william.peterson@gsa.gov. [Learn why this is important](#)

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Alex:

Please note the following for this project:

The elevator modernization shall comply with the current code requirements to add emergency power.

Very Respectfully,

Will

William T. Peterson, Jr., Contracting Officer

GSA | Public Buildings Service | Southeast Sunbelt Region 4
Acquisition Management Division | Capital & A/E Branch | 4P1QE

Charlotte, NC | (b) (6) Email: william.peterson@gsa.gov

AMD 4Cs: Consistency, Communication, Collaboration, Coordination

On Wed, Oct 20, 2021 at 4:29 PM Will Peterson - 4P1QC <william.peterson@gsa.gov> wrote:

Good Afternoon Alex,

Please submit a proposal for the subject project by 4:00 pm, Tuesday, November 2, 2021.

If you have any questions let me know.

Very Respectfully,

Will Peterson

GSA Contracting Officer

On Tue, Oct 19, 2021, 2:16 PM (b) (6) wrote:

Contact information is below.

(b) (6)

Modernization Specialist, Greensboro/Raleigh

M (b) (6)

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From: Calvin S Joseph - 4P1MO <calvin.joseph@gsa.gov>
Sent: Tuesday, October 19, 2021 1:46 PM
To: (b) (6)
Subject: Fwd: Terry Sanford Federal Building, Raleigh, NC

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Calvin S Joseph, Building Management Specialist, QEI

GSA | Facilities Management Service | Southeast Sunbelt Region 4 (4P)

Facilities Management and Services Program | (4PMO)

77 Forsyth Street, SW | Atlanta, GA 30303 | (404) 224--2272 (O (b) (6))
calvin.joseph@gsa.gov

----- Forwarded message -----

From: Will Peterson - 4P1QC <william.peterson@gsa.gov>
Date: Mon, Oct 18, 2021 at 1:21 PM
Subject: Re: Terry Sanford Federal Building, Raleigh, NC
To: Adams Mark <Mark.Adams@kone.com>
Cc: Calvin S Joseph - 4PMO <calvin.joseph@gsa.gov>, Zaira Jimenez - WPIFE <zaira.jimenez@gsa.gov>, Treadway Zachary <zachary.treadway@kone.com>, Jeannie Speckman - 4PXCC <jeannie.speckman@gsa.gov>, Fortier Mark <Mark.Fortier@kone.com>, Larry Herringdine <larry.herringdine@gsa.gov>

Mark:

Per this email, the proposal due date is extended from 4:00 pm, Friday, October 22, 2021 to 4:00 pm, Tuesday, October 26, 2021.

Very Respectfully,

Will

William T. Peterson, Jr.

Contracting Officer

U.S. General Services Administration

205 Regency Executive Park Drive, Suite 440-A

Charlotte, North Carolina 28217-2958

Office Telephone 704-926-7071

Main Office Telephone 704-344-6196

Cell Phone (b) (6)

Fax 704-344-6250

On Mon, Sep 27, 2021 at 9:25 AM Adams Mark <Mark.Adams@kone.com> wrote:

Thanks Will .. I'm going to forward this e-mail on to Thomas Neitzel of UCS, who met Calvin at the jobsite to survey the generator (just so he's in the loop).

Thanks again,

Mark

From: Will Peterson - 4P1QC <william.peterson@gsa.gov>

Sent: Monday, September 27, 2021 9:12 AM

To: Adams Mark <Mark.Adams@KONE.com>

Cc: Calvin S Joseph - 4PMO <calvin.joseph@gsa.gov>; Zaira Jimenez - WPIFE <zaira.jimenez@gsa.gov>; Treadway Zachary <zachary.treadway@kone.com>; Jeannie Speckman - 4PXCC <eleanor.speckman@gsa.gov>; Fortier Mark <Mark.Fortier@kone.com>

Subject: Re: Terry Sanford Federal Building, Raleigh, NC

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Hello Mark:

I have had conversations with the GSA team. A report on the elevator generator issues is forthcoming.

I will extend the proposal due from 4:00 pm, Friday, October 8, 2021 to 4:00 pm, Friday, October 22, 2021.

Very Respectfully,

Will

William T. Peterson, Jr.

Contracting Officer

U.S. General Services Administration

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Main Office Telephone 704-344-6196

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On Mon, Sep 27, 2021 at 9:05 AM Adams Mark <Mark.Adams@kone.com> wrote:

Hi Will ...

I wanted to touch base with you to see if any additional thoughts were floating around regarding our last conversation about the generator and the bid dates.

Thanks,

Mark

From: Will Peterson - 4P1QC <william.peterson@gsa.gov>

Sent: Friday, September 3, 2021 2:22 PM

To: Adams Mark <Mark.Adams@KONE.com>

Cc: Calvin S Joseph - 4PMO <calvin.joseph@gsa.gov>; Zaira Jimenez - WPIFE <zaira.jimenez@gsa.gov>; Treadway Zachary <zachary.treadway@kone.com>; Jeannie Speckman - 4PXCC <jeannie.speckman@gsa.gov>; Fortier Mark <Mark.Fortier@kone.com>

Subject: Re: Terry Sanford Federal Building, Raleigh, NC

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Good Afternoon Mark:

Per this email the proposal due date is extended from September 17, 2021 to 4:00 pm, Friday, October 8, 2021.

Very Respectfully,

Will

William T. Peterson, Jr.

Contracting Officer

U.S. General Services Administration

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On Fri, Sep 3, 2021 at 2:08 PM Adams Mark <Mark.Adams@kone.com> wrote:

Hi Will ...

I wanted to circle back around with you and see if we were able to make any headway on this – I know with the Holiday coming up that trying to obtain the info may be tough.

Can I respectfully request an extension on the bid date so that the GSA engineer can provide the needed data and we can provide a more accurate and complete bid to the GSA ??

Respectfully,

Mark

From: Will Peterson - 4P1QC <william.peterson@gsa.gov>

Sent: Tuesday, August 31, 2021 3:04 PM

To: Adams Mark <Mark.Adams@KONE.com>; Calvin S Joseph - 4PMO <calvin.joseph@gsa.gov>; Zaira Jimenez - WPIFE <zaira.jimenez@gsa.gov>

Cc: Treadway Zachary <zachary.treadway@kone.com>; Jeannie Speckman - 4PXCC <eleanor.speckman@gsa.gov>

Subject: Re: Terry Sanford Federal Building, Raleigh, NC

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Mark:

I was not aware of this. Thank you for letting me know.

BREAK

Calvin and Zaira:

Were either one of you aware of what Mark is addressing in his email?

Very Respectfully,

Will

William T. Peterson, Jr.

Contracting Officer

U.S. General Services Administration

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Main Office Telephone 704-344-6196

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On Tue, Aug 31, 2021 at 2:58 PM Adams Mark <Mark.Adams@kone.com> wrote:

Will ...

I wanted to reach out to you to see if you could provide some help or guidance. I have been in contact with Mr. Thomas Neitzel of Ultimate Construction Services, who is the GC we use to assist us in turn-key operations for elevator modernization projects that have work by other trades. Thomas had been seeking some clarification and information regarding the existing generator requirements at the building in order to finalize and prepare his quote to us to be included in our proposal to you for the elevators.

In speaking with him today, I discovered that he was on a conference call earlier today and has been told that an engineer would be directed to survey the generator requirements with him "in the next couple of weeks". My concern is that the schedule for the generator survey is going to be bumping up against the bid date of September 17th and we won't have adequate time for careful and complete analysis and preparation.

Is there any way to expedite the engineer's schedule or extend the bid date to allow us ample time to make sure we are providing you with the best possible solution we can ??

Thank you,

Mark

Mark Adams

Sr Sales Executive

Charlotte / Triad / Triangle

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